

## A G E N D A



## Recommendation for Council Action

Austin City Council		Item ID	25085	Agenda Number	105.
Meeting Date:	6/27/2013		Department:	Planning and Development Review	
Subject					
Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, to: 1) establish a streamlined Downtown Density Bonus Program; 2) modify the Central Urban Redevelopment combining district Code provisions, and 3) repeal City Code Section 25-2-586 (Affordable Housing Incentives in a Central Business District or Downtown Mixed Use zoning district).					
Amount and Source of Funding					
Fiscal Note					
Purchasing Language:					
Prior Council Action:	December 15, 2005 – Council approved Resolution 20051215-056 authorizing the initiation of the Downtown Austin Plan and directing the City Manager to present the proposed scope of work for an RFQ to Council. December 8, 2011 – Council adopted the Downtown Austin Plan as an amendment to the Imagine Austin Comprehensive Plan. March 28, 2013 – Council approved Resolution 20130328-031 to initiate the code amendments to codify the “streamlined” Density Bonus Program identified above that will replace C.U.R.E. zoning; May 9, 2013 – Council approved Resolution 20130509-030 to initiate the code amendments to amend C.U.R.E. zoning so that it can no longer be used as a mechanism to obtain additional height or density.				
For More Information:	Erica Leak, 974-2856; Greg Dutton, 974-3509.				
Boards and Commission Action:	June 11, 2013 - Approved by the Planning Commission on an 8-0 vote with Commissioner Anderson absent, with amendments related to recalibration cycle, use of fees for permanent supportive housing, the definition of affordability, and the timeline for codifying other community benefits. June 11, 2013 - Reviewed by the Community Development Commission. No action taken. June 19, 2013 - To be reviewed by the Downtown Commission.				
MBE / WBE:					
Related Items:					

## Additional Backup Information

This amendment has the following proposed changes:

The streamlined Density Bonus Program would consist of the following basic components: Gatekeeper Requirements; a fee-in-lieu per square foot as identified in the Downtown Plan or as updated; the concept of a “floor,” derived from multiplying the desired “bonus” square footage times the appropriate fee-in-lieu; a requirement that minimum 50% of the bonus space must be achieved through paying a fee-in-lieu to a city-administered affordable housing fund; and a mechanism by which other community benefits proffered by the project could be considered to achieve any portion of the bonus space that is not achieved by providing affordable housing fee-in-lieu benefits.

The Central Urban Redevelopment (CURE) combining district will be amended so that CURE would no longer be a means of obtaining additional height and/or density (Floor-to-Area Ratio) in the Downtown Austin Plan area. All development seeking additional height and/or density in the Downtown Austin Plan area would need to use the streamlined Density Bonus Program to receive that additional height and/or density.

Staff recommends approval of this amendment.